

ELMIRA NORTH - SITE PLAN WITH ADJUSTMENT

FACTOR RESPONSE: UNDERSTOOD

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

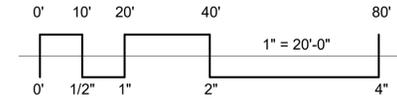
GENERAL NOTES

- THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- ACCESSIBLE EXTERIOR ROUTE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, CHAPTER 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO, GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OF CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- EMERGENCY RESPONDER RADIO COVERAGE: ALL NEW COMMERCIAL BUILDINGS; ADDITIONS TO EXISTING BUILDINGS; SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. THIS BUILDING MUST BE ASSESSED TO DETERMINE ADEQUATE IN-BUILDING RADIO COVERAGE AT TIME OF FINAL FRAME AND ELECTRICAL INSPECTION BY A QUALIFIED 3RD PARTY INSPECTION SERVICE AT THE OWNER/DEVELOPER'S EXPENSE. LACK OF ADEQUATE IN-BUILDING RADIO COVERAGE MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHERE THE STRUCTURE IS FOUND DEFICIENT, A SEPARATE PERMIT IS REQUIRED TO INSTALL, REPAIR, OR MODIFY ANY EMERGENCY RESPONSE RADIO COVERAGE SYSTEM PER 2015 IFC, SECTION 510.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING". THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO ISSUANCE OF BUILDING PERMITS.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON PREMISES.
- ALL CROSSINGS AND ENCRoACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS, AND ASSIGNS HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRoACH INTO ANY EASEMENT OR FIRE LANE.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLANS FOR THE DEVELOPMENT.

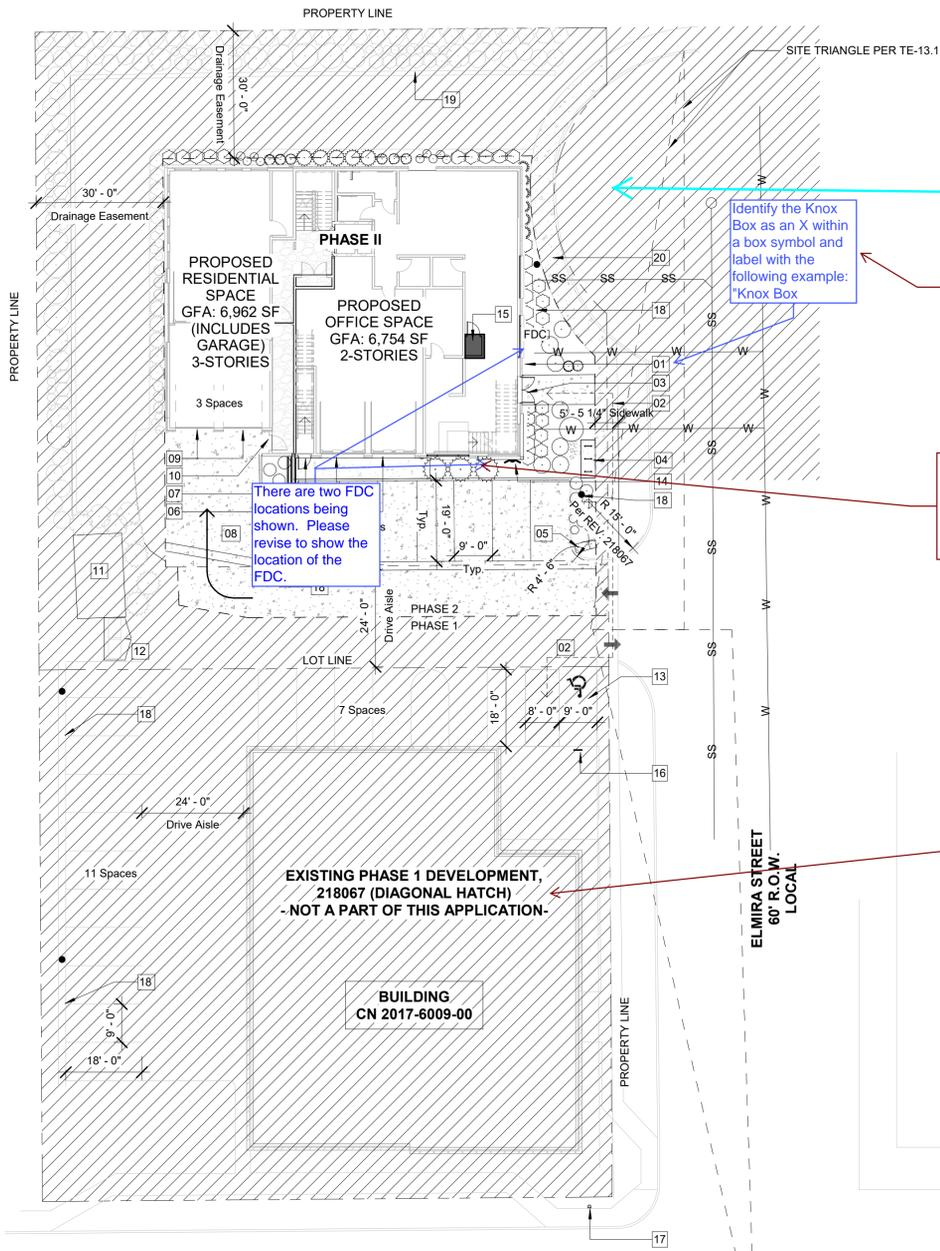
#	Sheet Name
1	COVER
2	SITE PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE NOTES AND DETAILS
7	BUILDING ELEVATIONS
8	BUILDING ELEVATIONS
9	LIGHTING PHOTOMETRIC PLAN
10	LIGHTING PHOTOMETRIC SCHEDULES



ELMIRA NORTH - SITE PLAN WITH ADJUSTMENT



ZONING: POS
STAPLETON AURORA
(CN 2015-4007-00)



KEYNOTES

- 01 KNOX BOX
- 02 ADA ROUTE
- 03 PROPOSED OFFICE ENTRANCE, ACCESSIBLE
- 04 PROPOSED BIKE RACK
- 05 PROPOSED MONUMENT, 5 FT. WIDE, 4 FT. TALL; RE: LANDSCAPE
- 06 PROPOSED STORAGE ENTRANCE
- 07 PROPOSED OFFICE EGRESS
- 08 PROPOSED RESIDENTIAL DRIVEWAY
- 09 PROPOSED RESIDENTIAL GARAGE ENTRANCE, 4-CARS FOR ONE-UNIT
- 10 PROPOSED RESIDENTIAL ENTRANCE WITH MAIL DROP-OFF, ONE-UNIT
- 11 EXISTING STORAGE SHED
- 12 EXISTING TRASH CONTAINERS, TO BE ENCLOSED WITH GATE
- 13 ACCESSIBLE VAN PARKING STALL (EXISTING TO REMAIN)
- 14 FDC WITH APPROVED KNOX HARDWARE
- 15 FIRE RISER ROOM, ACCESSED BY KNOX BOX AT ENTRY
- 16 ACCESSIBLE VAN PARKING SIGNAGE (EXISTING TO REMAIN)
- 17 PROPOSED FIRE HYDRANT (APPROVED REV. 218067)
- 18 PROPOSED STREET LIGHTS
- 19 EXISTING RETAINING WALL TO REMAIN
- 20 EXISTING SIDEWALK TO REMAIN

NOTE

ALL GRAYED-BACK AREAS SHOULD REFER TO CASE NUMBER 2017-6009-00

ZONING: POS
STAPLETON AURORA
(CN 2015-4007-00)

ZONING: POS
STAPLETON AURORA
(CN 2015-4007-00)

EXISTING PHASE 1 DEVELOPMENT,
218067 (DIAGONAL HATCH)
-NOT A PART OF THIS APPLICATION-

BUILDING
CN 2017-6009-00

EAST 25TH AVENUE
60' R.O.W.
LOCAL

ELMIRA STREET
60' R.O.W.
LOCAL

Why is this hatched? Is this part of Phase 2?

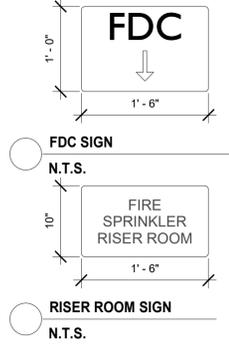
Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box"

FACTOR RESPONSE: KNOX BOX HAS BEEN NOTED - SEE KEYNOTE 14

FACTOR RESPONSE: SOUTHERN MOST FDC LOCATION HAS BEEN REMOVED

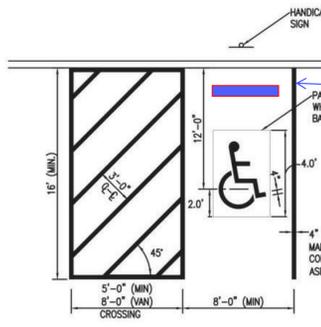
FACTOR RESPONSE: CUL-DE-SAC WILL BE REPAVED AS PART OF PHASE 1

- #### SIGNING AND STRIPING DETAILS
- THE FOLLOWING ITEMS WERE PART OF THE PHASE 1 APPROVAL AND ARE NOT A PART OF THIS PHASE 2 SCOPE:
- HANDICAP ACCESSIBLE CURB RAMP
 - HANDICAP PARKING STALL
 - DETECTABLE WARNING WELL, CURB AND GUTTER
 - DRIVE AISLE
 - PUBLIC SIDEWALKS AND CROSSWALKS
 - STOP SIGNS
 - NO PARKING SIGNS



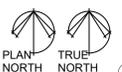
FACTOR RESPONSE: CURB BLOCK HAS BEEN ADDED TO DETAIL

Provide a curb block for any stalls with posted signage



ADA PARKING
N.T.S.

ADA SIGN
N.T.S.



1 PROPOSED SITE PLAN
1" = 20'-0"

ELMIRA NORTH - SITE PLAN
WITH ADJUSTMENT
2525 N. ELMIRA STREET AURORA, CO 80010

ISSUANCES

ISSUE DATE 09-08-2022
SCALE

SITE PLAN



ELMIRA NORTH - SITE PLAN WITH ADJUSTMENT 2525 N. ELMIRA STREET AURORA, CO 80010

ISSUANCES

ISSUE DATE 09-08-2022

GRADING PLAN

GENERAL NOTES

- 1. ALL PAVEMENT THICKNESS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
2. ALL EXISTING CONDITION DATA IS BASED ON THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY BASELINE CORPORATION DATED DECEMBER 4, 2017.
3. ALL ROADWAY AND SIDEWALKS SHALL BE CONSTRUCTED ACCORDING TO THE MOST CURRENT CITY OF AURORA "ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS".
4. ALL HANDICAP PARKING STALLS SHALL BE BUILT IN CONFORMANCE WITH THE MOST CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN.

20

LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for property boundary, lot lines, easements, setbacks, curbs, gutters, contours, slopes, elevations, grade breaks, flowlines, and limits of construction.

GENERAL NOTES

- 1. ALL UTILITIES SHALL SAWCUT AND REPLACED BACK CONCRETE SIDEWALK AND ASPHALT IN THE SAME EXISTING ELEVATIONS.
2. EXISTING ASPHALT NORTH OF THE ENTRANCE TO THE PROJECT SHALL BE REPLACED AND POURED TO CODE.
3. ALL STORM SEWER NETWORKS ON-SITE ARE CONSIDERED TO BE PRIVATE, UNLESS OTHERWISE NOTED ON THE PLANS. MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER AND SHALL REFERENCE THE CITY OF AURORA - STORM DRAINAGE & TECHNICAL CRITERIA FURTHER DETAILS.

SOIL PREPARATION NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

GEOTECHNICAL ENGINEER: HEPWORTH-PAWLAK GEOTECHNICAL, INC.
REPORT NO.: 215372A

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

GRADING NOTE

SLOPES AWAY FROM THE BUILDING SHALL BE 5% FOR 10' IN LANDSCAPED AREAS, AND 2% FOR 10' IN IMPERVIOUS AREAS.

STORM OWNERSHIP NOTE

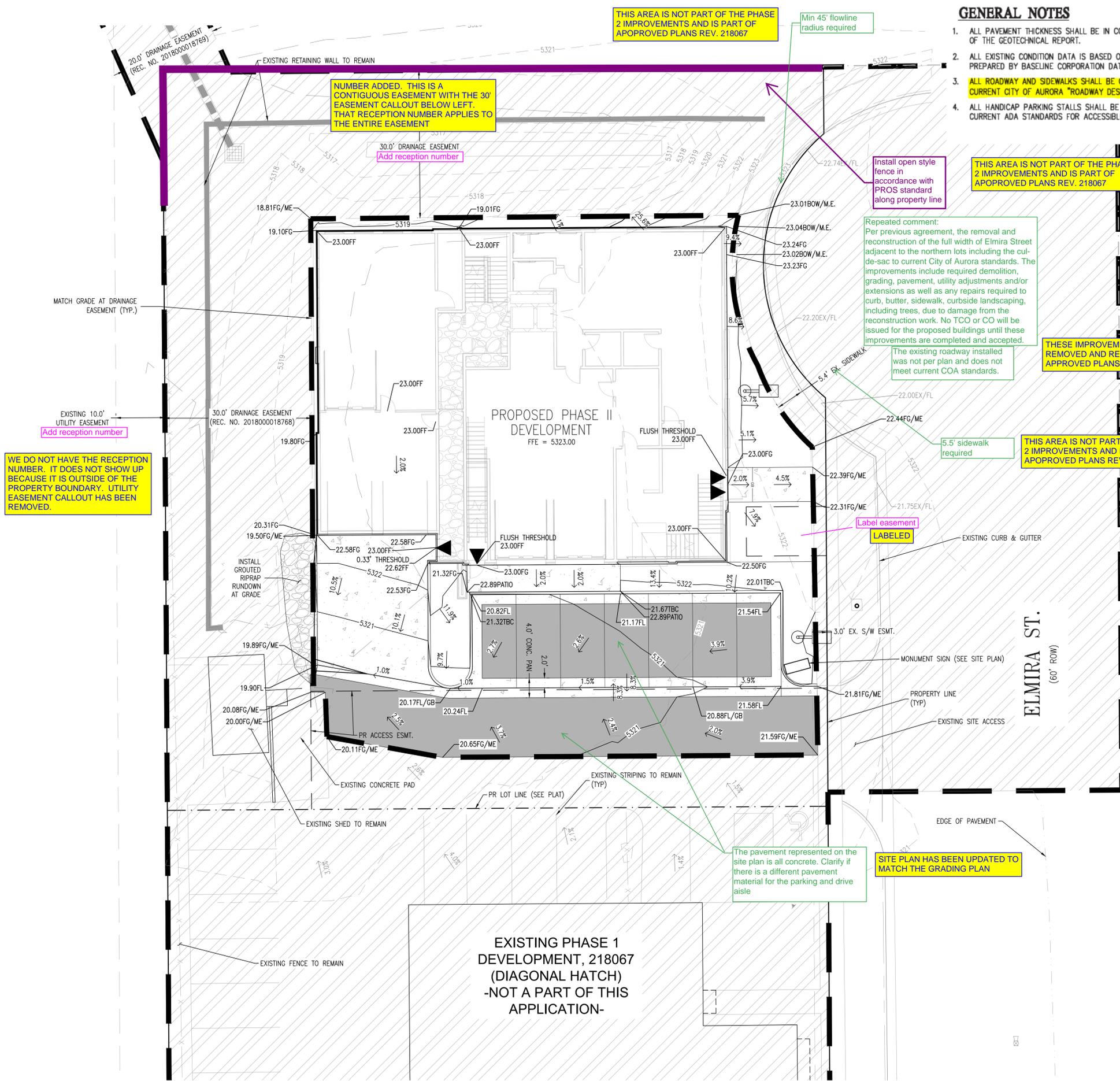
ON SITE STORM LINES WILL BE OWNED BY THE PROPERTY OWNER, AND WILL BE THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNER. SEE UTILITY PLAN.

BENCHMARK

NGS CONTROL MONUMENT J 392 - NGS STEEL ROD, STAMPED "J 392 1983" LOCATED 146' EAST OF THE INTERSECTION OF EAST 25TH AVENUE AND AKRON STREET ELEVATION: 5313.25 FEET (1988 DATUM)

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 25, BLOCK 7, NEW ENGLAND HEIGHTS (PLAT BOOK 3 AT PAGE 33) HAVING AN ASSUMED BEARING OF S89°31'45"W BOUNDED BY A NO. 5 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 25 AND A NO. 5 REBAR WITH YELLOW PLASTIC CAPS STAMPED "LS 9010" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 25



THIS AREA IS NOT PART OF THE PHASE 2 IMPROVEMENTS AND IS PART OF APROVED PLANS REV. 218067

NUMBER ADDED. THIS IS A CONTIGUOUS EASEMENT WITH THE 30' EASEMENT CALLOUT BELOW LEFT. THAT RECEPTION NUMBER APPLIES TO THE ENTIRE EASEMENT

THIS AREA IS NOT PART OF THE PHASE 2 IMPROVEMENTS AND IS PART OF APROVED PLANS REV. 218067

Repeated comment: Per previous agreement, the removal and reconstruction of the full width of Elmira Street adjacent to the northern lots including the cul-de-sac to current City of Aurora standards. The improvements include required demolition, grading, pavement, utility adjustments and/or extensions as well as any repairs required to curb, gutter, sidewalk, curbside landscaping, including trees, due to damage from the reconstruction work. No TCO or CO will be issued for the proposed buildings until these improvements are completed and accepted.

THESE IMPROVEMENTS WILL BE REMOVED AND REINSTALLED PER THE APPROVED PLANS.

THIS AREA IS NOT PART OF THE PHASE 2 IMPROVEMENTS AND IS PART OF APROVED PLANS REV. 218067

WE DO NOT HAVE THE RECEPTION NUMBER. IT DOES NOT SHOW UP BECAUSE IT IS OUTSIDE OF THE PROPERTY BOUNDARY. UTILITY EASEMENT CALLOUT HAS BEEN REMOVED.

SITE PLAN HAS BEEN UPDATED TO MATCH THE GRADING PLAN

The pavement represented on the site plan is all concrete. Clarify if there is a different pavement material for the parking and drive aisle

EXISTING PHASE 1 DEVELOPMENT, 218067 (DIAGONAL HATCH) -NOT A PART OF THIS APPLICATION-

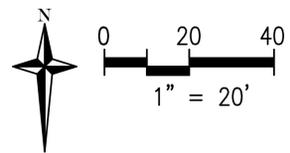


**ELMIRA NORTH - SITE PLAN
WITH ADJUSTMENT**
 2525 N. ELMIRA STREET AURORA, CO 80010

ISSUANCES

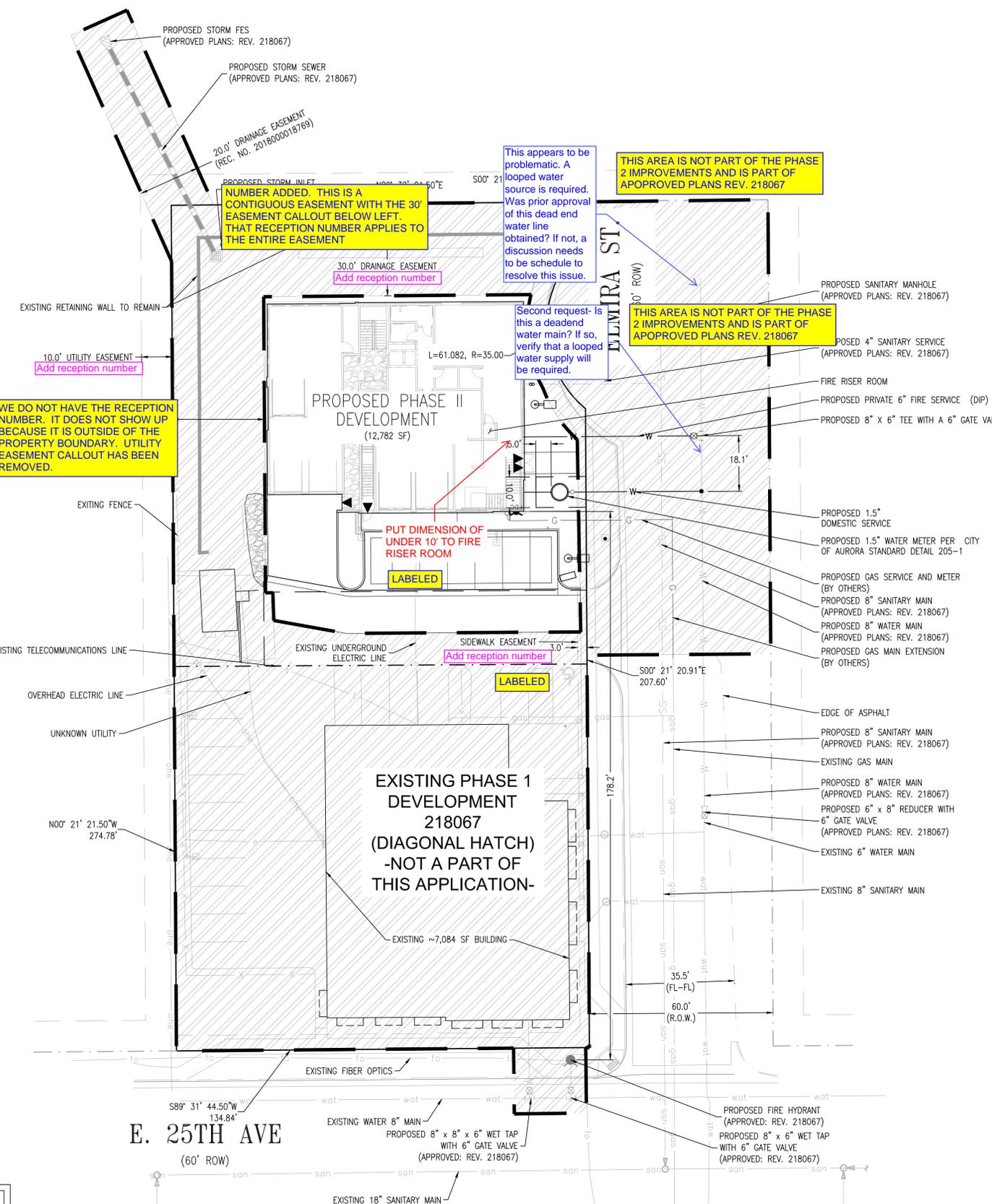
ISSUE DATE **09-08-2022**

UTILITY PLAN



LEGEND

	PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SETBACK LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	EMERGENCY OVERFLOW DIRECTION
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED UTILITY (TYP)
	EXISTING UTILITY (TYP)
	PROPOSED STORM <18"
	EXISTING STORM <18"
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MAIN (APPROVED PLANS: REV. 218067)
	EXISTING SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED WATER MAIN (APPROVED PLANS: REV. 218067)
	EXISTING WATER LINE
	STORM MANHOLE
	DOMESTIC WATER
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX HARDWARE
	WATER METER IN MANHOLE
	WATER METER IN VAULT
	CORP STOP
	CURB STOP
	TAP SLEEVE VALVE
	OPEN GATE VALVE



WE DO NOT HAVE THE RECEPTION NUMBER. IT DOES NOT SHOW UP BECAUSE IT IS OUTSIDE OF THE PROPERTY BOUNDARY. UTILITY EASEMENT CALLOUT HAS BEEN REMOVED.

NUMBER ADDED. THIS IS A CONTIGUOUS EASEMENT WITH THE 30' EASEMENT CALLOUT BELOW LEFT. THAT RECEPTION NUMBER APPLIES TO THE ENTIRE EASEMENT

This appears to be problematic. A looped water source is required. Was prior approval of this dead end water line obtained? If not, a discussion needs to be schedule to resolve this issue.

THIS AREA IS NOT PART OF THE PHASE 2 IMPROVEMENTS AND IS PART OF APROVED PLANS REV. 218067

Second request- Is this a deadend water main? If so, verify that a looped water supply will be required.

THIS AREA IS NOT PART OF THE PHASE 2 IMPROVEMENTS AND IS PART OF APROVED PLANS REV. 218067

EXISTING PHASE 1 DEVELOPMENT 218067 (DIAGONAL HATCH) -NOT A PART OF THIS APPLICATION-

FIRE FLOW DATA
 TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE. THIS FIRE FLOW MUST BE PROVIDED FROM A MINIMUM OF ONE (1) FIRE HYDRANT. EACH HYDRANT SHALL SUPPLY A MINIMUM OF 1,500 GPM @ 20 PSI RESIDUAL PRESSURE AT THE HYDRANT OUTLET TO BE ACCEPTABLE.
 CODE USED FOR ANALYSIS: 2018 IFC
 OCCUPANCY GROUP(S): B, S-1, R-2
 CONSTRUCTION TYPE(S): V-B
 FIRE FLOW CALCULATION AREA: 12,267 SF
 THE BUILDING IS FULLY PROTECTED WITH AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM.

GENERAL NOTES

- ALL UTILITIES SHALL SAWCUT AND REPLACED BACK CONCRETE SIDEWALK AND ASPHALT IN THE SAME EXISTING ELEVATIONS.
- EXISTING ASPHALT NORTH OF THE ENTRANCE TO THE PROJECT SHALL BE REPLACED AND POURED TO CODE.

STORM OWNERSHIP NOTE

ON SITE STORM LINES WILL BE OWNED BY THE PROPERTY OWNER, AND WILL BE THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNER. SEE UTILITY PLAN.

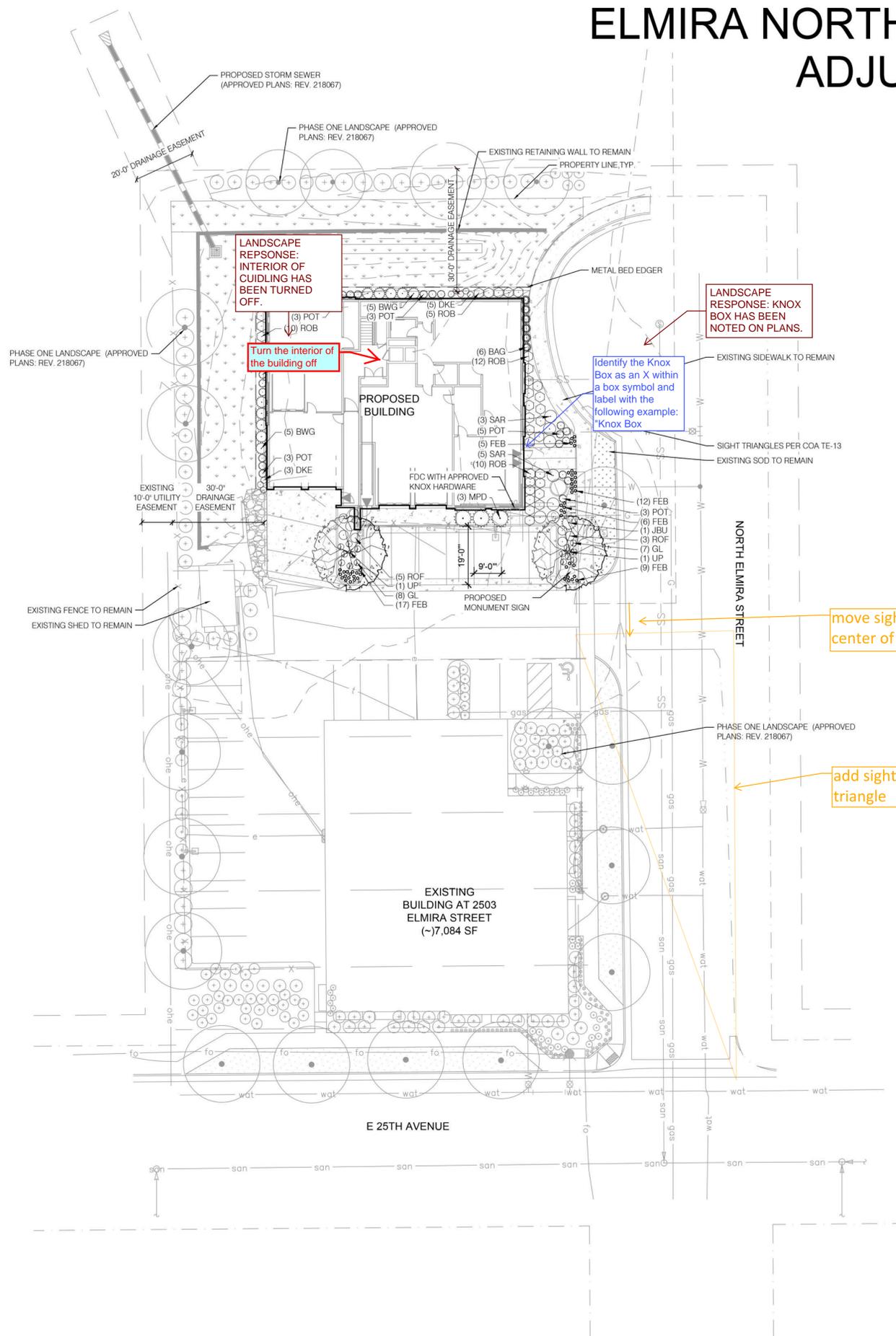
BENCHMARK

NGS CONTROL MONUMENT J 392 - NGS STEEL ROD, STAMPED "J 392 1983" LOCATED 146' EAST OF THE INTERSECTION OF EAST 25TH AVENUE AND AKRON STREET ELEVATION: 5313.25 FEET (1988 DATUM)

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 25, BLOCK 7, NEW ENGLAND HEIGHTS (PLAT BOOK 3 AT PAGE 33) HAVING AN ASSUMED BEARING OF S89°31'45"W BOUNDED BY A NO. 5 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 25 AND A NO. 5 REBAR WITH YELLOW PLASTIC CAPS STAMPED "LS 9010" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 25

ELMIRA NORTH - SITE PLAN WITH ADJUSTMENT



LANDSCAPE SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
	UP	2	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'	2" CAL	B&B
DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
	DKE	18	KELSEY DOGWOOD	CORNUS SERICEA 'KELSEY'	5 GAL	
	GL	15	BROOM	GENISTA LYDIA	5 GAL	
	POT	20	SUTTERS GOLD POTENTILLA	POTENTILLA FRUTICOSA 'SUTTERS GOLD'	5 GAL	
	ROB	38	BLUSHING KNOCKOUT ROSE	ROSA X 'RADYOD'	5 GAL	
	ROF	8	FLOWER CARPET WHITE ROSE	ROSA X 'FLOWER CARPET WHITE'	5 GAL	
	SAR	7	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL	
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
	BWG	10	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA 'WINTER GEM'	5 GAL	
	JBU	1	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL	
	MPD	3	DWARF MUGO PINE	PINUS MUGO 'PUMILIO'	5 GAL	
GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
	BAG	6	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	2 GAL	
	FEB	49	BOULDER BLUE FESCUE	FESTUCA GLAUCA 'BOULDER BLUE'	1 GAL	

LANDSCAPE REPOSENSE: SEE UPDATED SPEC WITH NEW SHRUB

While a nice evergreen shrub, these do not perform well here.

LANDSCAPE REPOSENSE: KNOX BOX HAS BEEN NOTED ON PLANS.

Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box"

LANDSCAPE REPOSENSE: INTERIOR OF CUIDLING HAS BEEN TURNED OFF.

Turn the interior of the building off

LANDSCAPE REPOSENSE: TABLE HAS BEEN LABLED AS REQUESTED.

Label as Building Perimeter Landscape Table

LANDSCAPE REPOSENSE: COUNT HAS BEEN UPDATED

ELEVATION (DIRECTION FACING)	ELEVATION LENGTH	TREE EQUIVALENT REQUIRED (1 TREE EQUIVALENT PER 40 LF)	TREE PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER TREE EQUIVALENT)
NORTH	84 LF	2	3	31
EAST	68 LF	2	0	20
WEST	68 LF	2	0	24

NOTES:

- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY
- ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS SECTION 4.04.2.10
- (3) FREESTANDING POLE LIGHTS TO BE PROVIDED. REFERENCE SHEET 10 "LIGHTING PHOTOMETRIC SCHEDULES" LINE ITEM TWO FOR SPECIFICATION
- SURFACE MATERIALS OF WALK TO MATCH EXISTING TREATMENT IN PHASE ONE AND EXISTING PAVEMENT ALONG NORTH ELMIRA
- CONTRACTOR TO PROVIDE STANDARD COMMERCIAL-STEEL EDGING, HOT-ROLLED STEEL TO ASTM A366 WHERE INDICATED ON PLANS
- ALL SHRUB BEDS TO RECEIVE 3 INCHES OF ORGANIC MULCH TO MATCH EXISTING IN USED IN PHASE ONE

Add the following Fire Life Safety landscape note:
LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

LANDSCAPE REPOSENSE: ADDITIONAL LANDCAPE NOTES HAVE BEEN ADDED TO DRAWING SET.

ISSUANCES

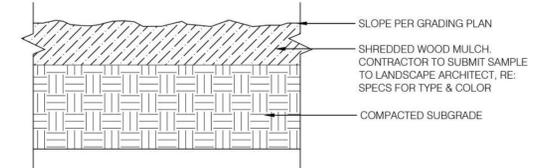
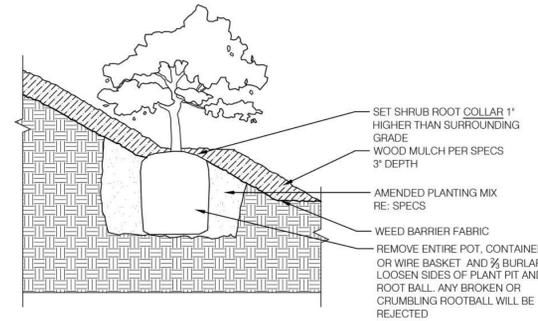
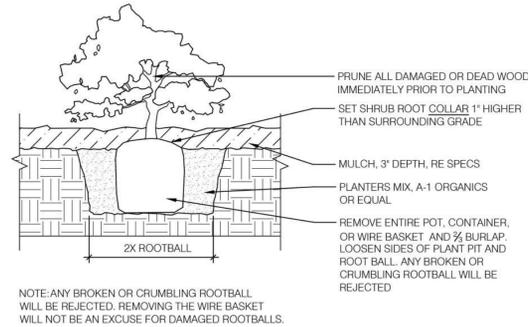
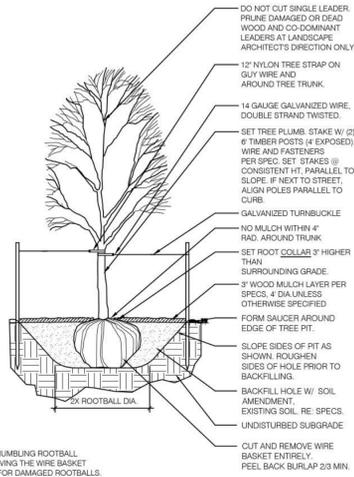
ISSUE DATE 09-08-2022
SCALE 1" = 20'-0"

LANDSCAPE PLAN

NOT FOR CONSTRUCTION



ELMIRA NORTH - SITE PLAN WITH ADJUSTMENT



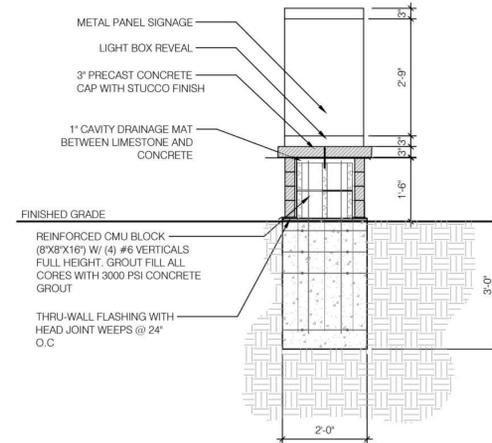
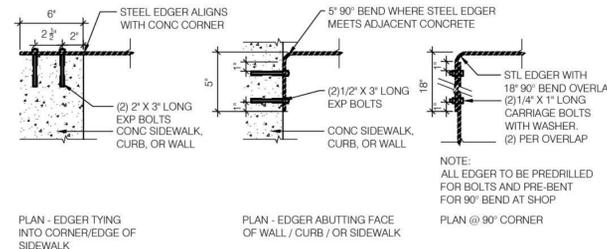
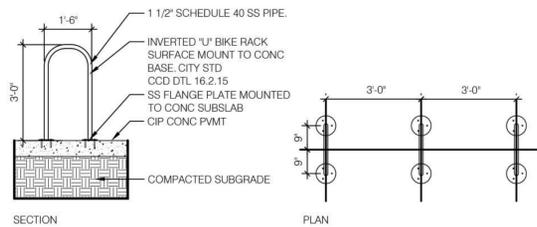
1 DECIDUOUS TREE PLANTING $3/16" = 1'-0"$

2 SHRUB PLANTING $1" = 1'-0"$

3 SHRUB PLANTING ON A SLOPE IN WOOD MULCH $1" = 1'-0"$

4 SHREDDED WOOD MULCH $1 1/2" = 1'-0"$

NOTES:
1. FOR CONSTRUCTED WALLS OVER 4' IN HEIGHT, REFER TO STRUCTURAL ENGINEERS WALL DETAILS FOR REINFORCING AND FOOTING DESIGN.



5 STANDARD INVERTED-U BIKE RACK $3/8" = 1'-0"$

6 STEEL EDGER $1 1/2" = 1'-0"$

7 MONUMENT SIGNAGE $1/2" = 1'-0"$

ELMIRA NORTH - SITE PLAN WITH ADJUSTMENT
2525 N. ELMIRA STREET AURORA, CO 80010

ISSUANCES

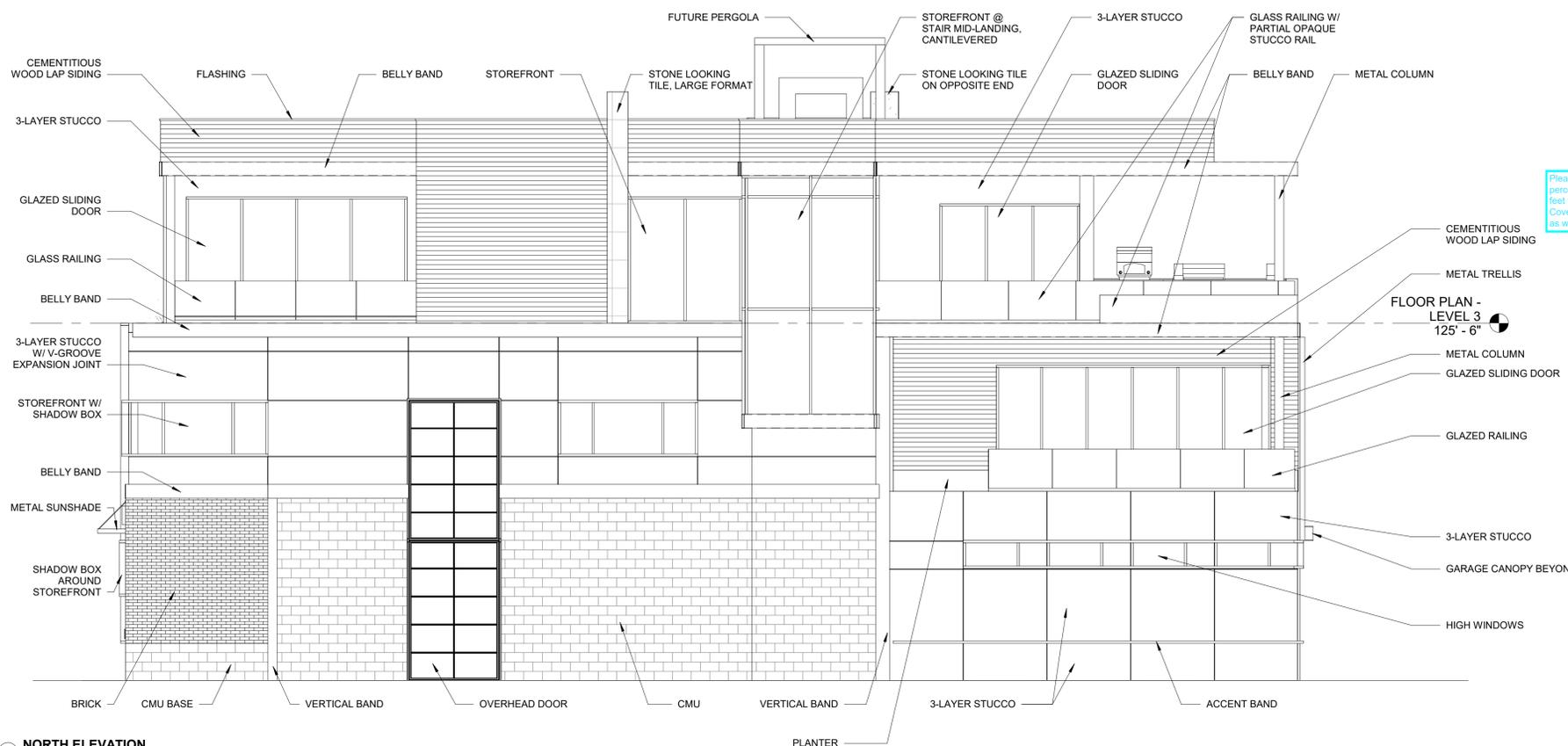
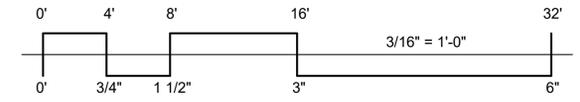
ISSUE DATE 09-08-2022
SCALE NTS

LANDSCAPE DETAILS

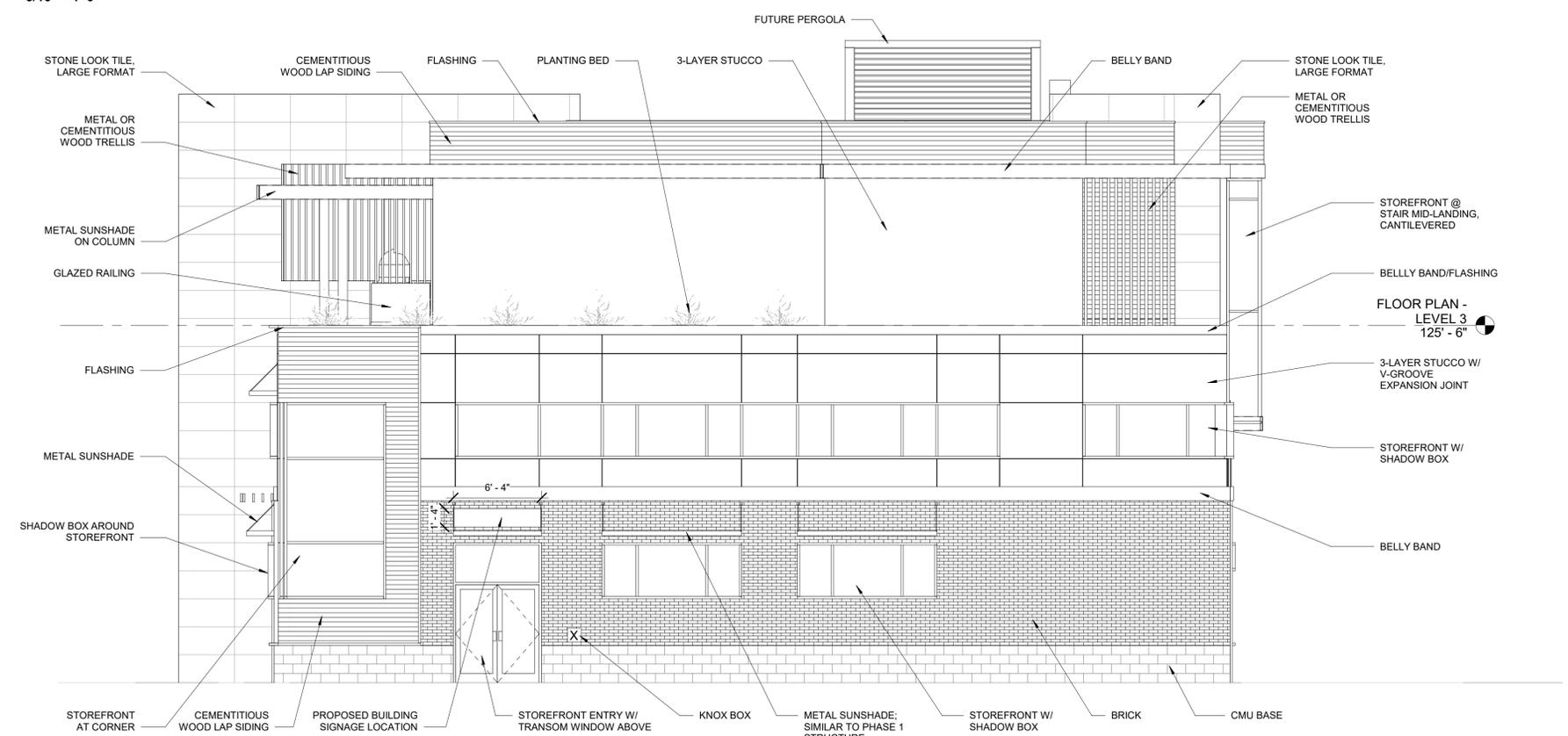
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Factor
DESIGN BUILD
4255 Jason Street Suite 100
Denver, Colorado 80211
(303)-872-3482
Factor@designbuild.com

ELMIRA NORTH - SITE PLAN WITH ADJUSTMENT



2 NORTH ELEVATION
3/16" = 1'-0"



1 EAST ELEVATION
3/16" = 1'-0"

FACTOR RESPONSE: BUILDING ELEVATION MATERIALS HAVE BEEN ADDED TO COVER PAGE DATA BLOCK. NOTE: UPDATED MATERIAL CALCS HAVE ALSO BEEN INCLUDED.

Please add these percentages and square feet totals to the Coversheet Data Block as well.

BUILDING TOTAL = 8627 S.F.
TILE = 1420 S.F. (16.5%)
VERTICAL SIDING = 116 S.F. (1.3%)
CMU = 883 S.F. (10.2%)
BRICK = 689 S.F. (8%)
HORIZONTAL SIDING = 1947 S.F. (22.6%)
STUCCO = 3572 S.F. (41.4%)

NORTH ELEVATION: TOTAL = 2025 S.F.
TILE = 25 S.F. (1.2%)
VERTICAL SIDING = 0 S.F. (0%)
CMU = 497 S.F. (25%)
BRICK = 106 S.F. (5.2%)
HORIZONTAL SIDING = 515 S.F. (25%)
STUCCO = 882 S.F. (43.6%)

SOUTH ELEVATION: TOTAL = 2214 S.F.
TILE = 262 S.F. (11.8%)
VERTICAL SIDING = 99 S.F. (4.5%)
CMU = 220 S.F. (10%)
BRICK = 119 S.F. (5.4%)
HORIZONTAL SIDING = 372 S.F. (16.8%)
STUCCO = 1142 S.F. (51.5%)

EAST ELEVATION: TOTAL = 2365 S.F.
TILE = 464 S.F. (19.6%)
VERTICAL SIDING = 0 S.F. (0%)
CMU = 166 S.F. (7%)
BRICK = 464 S.F. (19.6%)
HORIZONTAL SIDING = 353 S.F. (15%)
STUCCO = 918 S.F. (38.8%)

WEST ELEVATION: TOTAL = 2023 S.F.
TILE = 669 S.F. (33.1%)
VERTICAL SIDING = 17 S.F. (0.8%)
CMU = 0 S.F. (0%)
BRICK = 0 S.F. (0%)
HORIZONTAL SIDING = 707 S.F. (35%)
STUCCO = 630 S.F. (31.1%)

MATERIAL PERCENTAGES
N.T.S.

EXTERIOR MATERIAL LEGEND

	METAL / CEMENTITIOUS WOOD APPLICATION: HORIZONTAL LAP SIDING, VERTICAL SIDING, TRELLIS
	STONE LOOKING TILE APPLICATION: ARCHITECTURAL ACCENT DIVIDER, RESIDENTIAL ENTRY/GARAGE
	BRICK APPLICATION: OFFICE SIDING ABOVE CMU AT STREET LEVEL
	CONCRETE MASONRY UNIT APPLICATION: OFFICE SIDING AS BASE, ALSO AROUND THE OFFICE GARAGE DOOR AND GUILLOTINE DOOR
	3-LAYER STUCCO (GRAY) APPLICATION: OFFICE UPPER LEVEL SIDING AND NON-PRIMARY RESIDENTIAL SIDING AT STREET LEVEL, V-GROOVE EXPANSION JOINT
	3-LAYER STUCCO (WHITE) APPLICATION: RESIDENTIAL SIDING AT 2ND AND 3RD LEVELS
	METAL SUNSHADE APPLICATION: OFFICE STOREFRONT
	METAL SUNSHADE APPLICATION: HEADRESIDENTIAL DECK AT 3RD LEVEL (LARGE SCALE)
	GLASS RAILING APPLICATION: FRAMELESS AT RESIDENTIAL DECK ON 2ND AND 3RD LEVELS

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4255 Jason Street Suite 100
Denver, Colorado 80211
(303)-872-3482
Factordesignbuild.com

ELMIRA NORTH - SITE PLAN WITH ADJUSTMENT

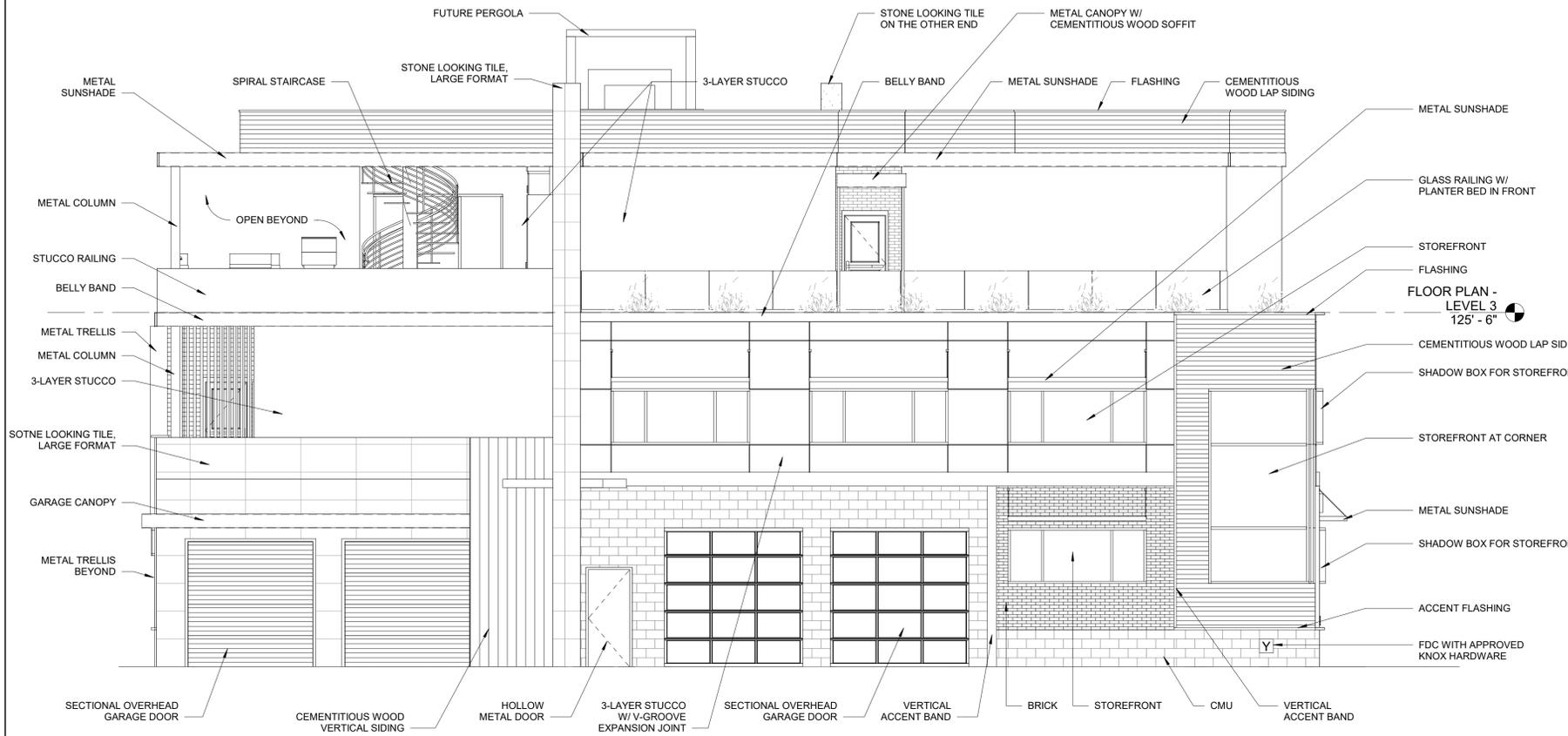
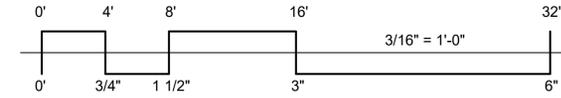
2525 N. ELMIRA STREET AURORA, CO 80010

ISSUANCES

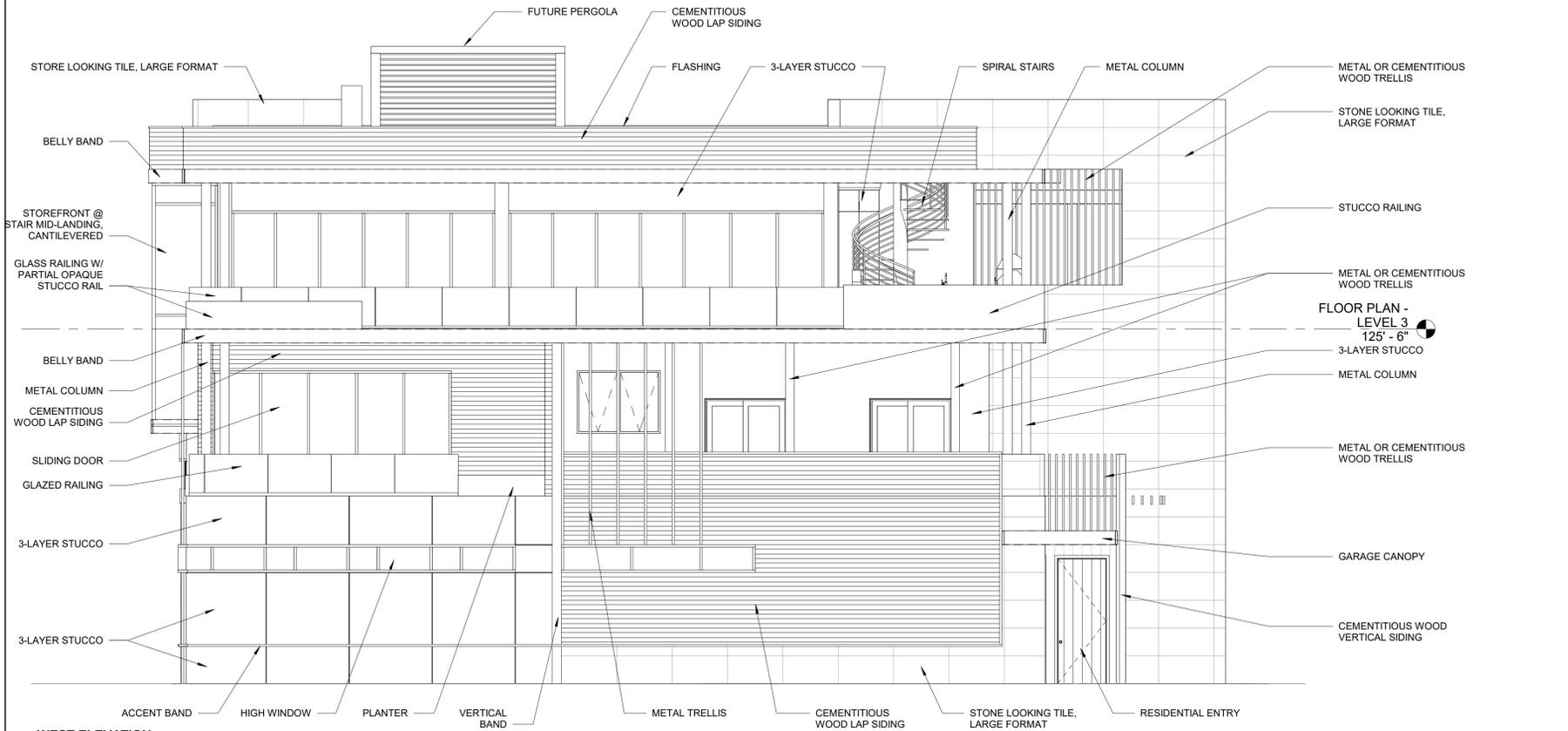
ISSUE DATE 09-08-2022
SCALE

BUILDING ELEVATIONS

ELMIRA NORTH - SITE PLAN WITH ADJUSTMENT



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3/16" = 1'-0"



1 WEST ELEVATION
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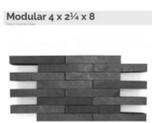
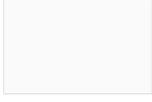
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MATERIAL PERCENTAGES
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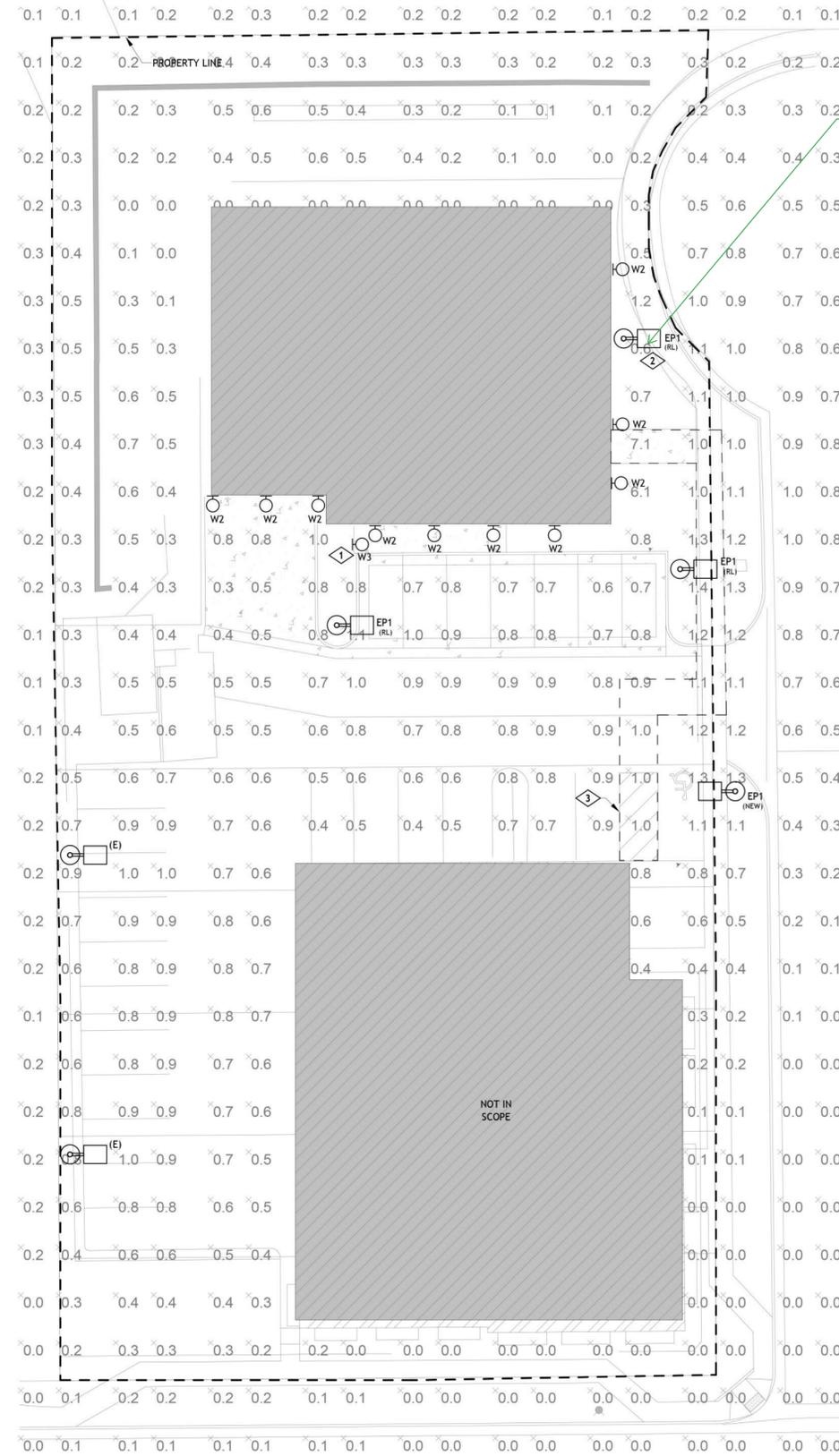
ELMIRA NORTH - SITE PLAN WITH ADJUSTMENT
 2525 N. ELMIRA STREET AURORA, CO 80010

ISSUANCES

ISSUE DATE 09-08-2022
 SCALE

BUILDING ELEVATIONS

ELMIRA NORTH - SITE PLAN WITH ADJUSTMENT

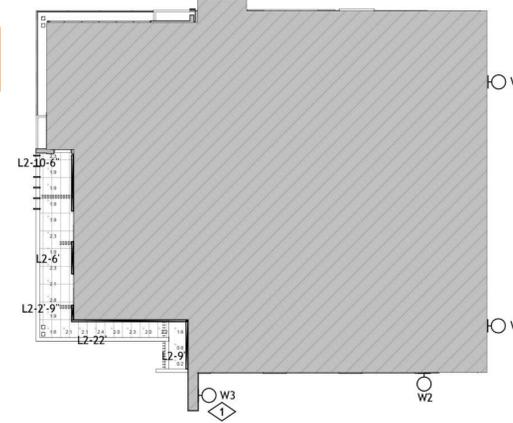


1 | LIGHTING PHOTOMETRIC PLAN - LEVEL 1
9 | 1/16" = 1'-0"

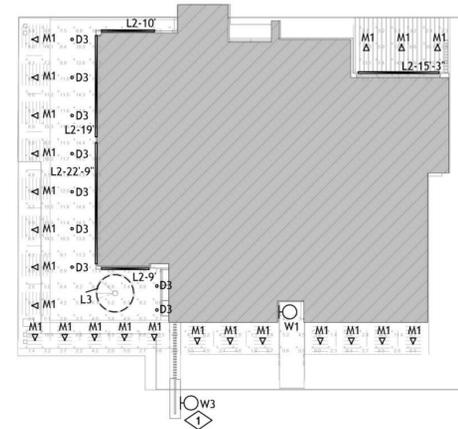
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LEVEL 1 ACCESSIBLE ROUTE - 0'-0" AFF	X	1.1 fc	1.4 fc	1.0 fc	1.4:1	1.1:1
LEVEL 1 OVERALL SITE - 0'-0" AFF	X	0.4 fc	7.1 fc	0.0 fc	N/A	N/A
LEVEL 1 PROPERTY LINE - 0'-0" AFF	X	0.4 fc	1.4 fc	0.0 fc	N/A	N/A
LEVEL 2 - 0'-0" AFF	X	1.9 fc	2.8 fc	0.2 fc	14.0:1	9.5:1
LEVEL 3 - 0'-0" AFF	X	8.2 fc	16.4 fc	0.8 fc	20.5:1	10.3:1

Street lights in ROW need to meet COA requirements including nomenclature (SL-1) and fixture type

AE Design Response: Light fixture type has been updated to reflect SL-1 nomenclature and specification per City of Aurora Draft Lighting Standards



7 | LIGHTING PHOTOMETRIC PLAN - LEVEL 2
9 | 1/16" = 1'-0"



3 | LIGHTING PHOTOMETRIC PLAN - LEVEL 3
9 | 1/16" = 1'-0"

SITE SEQUENCE OF OPERATIONS

THE FOLLOWING CONTROL SEQUENCE OF OPERATIONS ARE UTILIZED IN THIS PLAN. REFER TO PLAN AND/OR ZONE/RELAY SCHEDULE FOR SPECIFIC ASSOCIATED SEQUENCE.

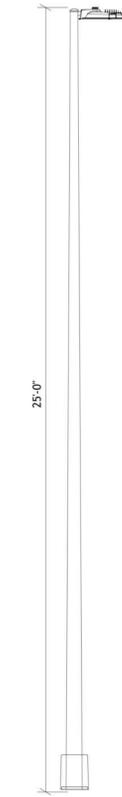
(E1)

SITE PHOTOMETRIC GENERAL NOTES	
A.	ALL EXTERIOR LIGHTING CIRCUITS SHALL UTILIZE A MINIMUM WIRE SIZE OF #8AWG COPPER, UON.
B.	ALL LIGHTING FIXTURES ARE FULL CUT OFF WITH SHIELDING TO PREVENT GLARE AND LIGHT TRESPASS UNLESS OTHERWISE NOTED.
C.	THE PHOTOMETRIC GRID IS NO GREATER THAN TEN (10) FEET BY TEN (10) FEET AND PROVIDES LIGHTING LEVELS DIRECTLY UNDER THE FIXTURES.
D.	ALL SITE LIGHTING SHALL BE CONTROLLED VIA PHOTOCELL TIMECLOCK.
E.	ILLUMINANCE VALUES SHOWN ARE AT 0'-0" ABOVE FINISHED GRADE (AFG) AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0.
F.	ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING.
G.	ALL PARKING LOT LIGHT FIXTURE POLES DO NOT EXCEED 25'-0" OVERALL FIXTURE HEIGHT TO TOP OF FIXTURE HEAD, UNLESS OTHERWISE NOTED.
H.	LIGHT LEVEL CONTRIBUTIONS FROM ILLUMINATED SIGNAGE HAVE NOT BEEN INCLUDED IN PHOTOMETRIC CALCULATIONS. ALL ILLUMINATED SIGNAGE TO BE CONTROLLED VIA TIMECLOCK SUCH THAT THEY TURN ON 30 MINUTES BEFORE SUNSET AND ARE NOT ILLUMINATED AFTER 10PM.
I.	ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. THE ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	LIGHT LEVEL CONTRIBUTIONS FROM VERTICALLY-MOUNTED W3 FIXTURES HAVE BEEN INCLUDED IN PHOTOMETRIC CALCULATION. W3 LIGHT FIXTURE SHALL BE CONSIDERED DECORATIVE LIGHTING AND THEREFORE IS NOT TECHNICALLY CONSIDERED FULL-CUTOFF. HOWEVER, FIXTURE CONTROLS WILL BE PROGRAMMED VIA TIMECLOCK SUCH THAT FIXTURES TURN ON 30 MINUTES PRIOR TO SUNSET AND IS NOT ILLUMINATED AFTER 10 PM TO REDUCE LIGHTING AND VISUAL DISCOMFORT FOR NEARBY ONLOOKERS AFTER DARK.
2	LIGHT FIXTURE IN THIS LOCATION IS A PROPOSED STREET LIGHT IN ACCORDANCE WITH STREET LIGHTING STANDARDS. STREET LIGHT LOCATIONS ARE CONCEPTUAL FOR THE PURPOSES OF THIS SITE PHOTOMETRIC PLAN. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN CIVIL SUBMITTAL.
3	REGION DENOTED BY DASHED LINE IS ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING TO ACCESSIBLE BUILDING ENTRANCE.

LIGHTING FIXTURES	
A1	LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL
○	WALL MOUNTED LUMINAIRE
○	RECESSED DOWNLIGHT LUMINAIRE
□	SURFACE CEILING LUMINAIRE
▽	MONOPOINT LUMINAIRE
○	HATCH INDICATES EMERGENCY LUMINAIRE
▭	STEP LIGHT TYPE LUMINAIRE
◇	IN-GRADE UPLIGHT
⊕	BOLLARD LUMINAIRE
⊕	PEDESTRIAN POLE OR POST TOP LUMINAIRE
○	EXTERIOR AREA LIGHT

ABBREVIATIONS / SYMBOLS	
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
BOF	BOTTOM OF FIXTURE
CLG	CEILING
DWG(S)	DRAWING(S)
(E)	EXISTING TO REMAIN
EC	ELECTRICAL CONTRACTOR
(ER)	EXISTING TO BE RELOCATED
EM	EMERGENCY
LTG	LIGHTING
OFH	OVERALL FIXTURE HEIGHT
P	POLE
RFD	RECESSED FIXTURE DEPTH
(R)	EXISTING TO BE REMOVED
(RL)	RELOCATED LOCATION
UON	UNLESS OTHERWISE NOTED
V	VOLT(S)
W	WATT(S) OR WIRE
◇	DETAIL NOTE
T1	LIGHTING CONTROLS SEQUENCE OF OPERATION



4 | FULL HEIGHT POLE DETAIL
9 | NOT TO SCALE

ISSUANCES

ISSUE DATE 09-08-2022
SCALE As indicated

LIGHTING PHOTOMETRIC PLAN

